

The Yuma County Board of Adjustment met in a regular session on January 20, 2016. The meeting was held in Aldrich Auditorium at 2351 West 26th Street, Yuma, Arizona.

CALL TO ORDER: At 1:00 p.m. Chairman Joe Harper convened the Board of Adjustment meeting. Board Members present were: Joe Harper, Neil Tucker, Laurie Colvin, Tim Eisenmann, and Ron Rice. Others present were: Planning Director Maggie Castro; Associate Planner Marilu Garcia; Senior Planner Javier Barraza; Deputy County Attorney Ed Feheley; Office Specialist III Kristen Davalos; Executive Assistant Tricia Ramdass.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Chairman Harper.

ITEM No. 3: *Approval of the Board of Adjustment regular meeting minutes of December 15, 2015*

MOTION (RICE/EISENMANN): Approve as presented.

ROLL CALL VOTE: The motion carried 5-0.

ITEM No. 4: *Variance Case No. 15-17:* David Folsom and Sandra M. Folsom request a variance from the Yuma County Zoning Ordinance, Section 609.07—Maximum Lot Coverage, to allow an increase of the maximum lot coverage to 51.3 percent where 50 percent is the maximum allowed on a parcel 6,662 square feet in size zoned Recreational Vehicle Subdivision (RVS), Assessor's Parcel Number 728-48-046, located at 13799 East 51st Street, Yuma AZ.

Marilu Garcia, Associate Planner presented the staff report recommending denial of Variance Case No. 15-17, based on the following findings:

1. Staff finds there are no peculiar conditions applicable to the property.
2. Staff finds there is no hardship arising from conditions or circumstances unique to the development of this property.
3. Staff finds the condition is self-imposed.

If the Board approves Variance 15-17, staff recommended the following conditions:

1. This variance is valid for the time limits outlined in Section 403.07 of the Yuma County Zoning Ordinance.
2. A range disclosure and restricted airspace disclosure shall be recorded by the owner within 60 days of approval by the Board of Adjustment.

Ms. Garcia stated that letters were sent to all property owners within a 300 foot radius of the property. She reported that only one response was received from Raymond and Marilyn Accola, 13820 E 51st Street, Yuma, Arizona stating they had no objections to the proposed adjustment to the property of David and Sandra Folsom.

Chairman Harper opened the hearing to the public.

Dave Folsom, applicant and property owner, 13799 East 51st Street, Yuma, Arizona, approached the podium and asked the Board to grant his application for variance allowing him to exceed the maximum lot coverage up to 51.3 percent. He explained that without the variance, he would not be able to do anything with the small strip of property between the proposed Arizona room and the adjacent structure.

Board members received clarification regarding the current lot coverage being at 50 percent and the specific location of the area that would increase the lot coverage to 51.3 percent if the variance was approved. The property owner would still need to go through the required permitting process; denial of the variance would not prevent the owner from getting a permit to build an Arizona Room but would limit its size to the current dimensions of the lattice structure.

Mr. Folsom confirmed that all prior improvements to the property were permitted and did not exceed the maximum 50 percent lot coverage allowed by the Yuma County Zoning Ordinance. Mr. Folsom also confirmed that the lattice patio would be removed and replaced with a solid roof for the Arizona Room after he obtains all required permits.

Chairman Harper closed the hearing.

Board members discussed Variance Case No. 15-07.

MOTION (RICE/HARPER): Approve with all the conditions recommended by staff.

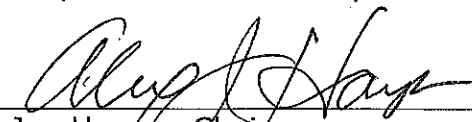
ROLL CALL VOTE: Colvin – AYE; Harper – AYE; Eisenmann – NAY; Tucker – NAY; Rice – AYE. The motion carried 3-2.

Chairman Harper closed the public hearing.

Chairman Harper welcomed the newest Board of Adjustment member Laurie Colvin.

There being no further business to come before the Board, the Chairman adjourned the meeting at 1:13 p.m.

Approved and accepted on this 17th day of February, 2016.



Joe Harper, Chairman

ATTEST:



Maggie Castro, Planning Director